



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
June 12, 2006
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

1. **2006-0496 – Standard Pacific Homes** [Applicant] **Berg & Berg Developers LP** [Owners]:
Application for related proposals on a 2.3 acre site located at **1170 Morse Avenue** (near Tasman Dr.) in an M-S/ITR/R-3 (Industrial & Service/ Industrial to Residential/ Medium Density Residential) Zoning District. (APN: 110-14-098) KD; *(20 minutes)*
 - **Special Development Permit** to allow 48 condominiums, and
 - **Tentative Map** to subdivide one lot into 13 lots for condominium purposes.
2. **Training** – To be determined. *(25 minutes)*
3. **Public Comment on Study Session Agenda Items** *(5 minutes)*
4. **Comments from the Chair** *(5 minutes)*

Meeting adjourned at 7:55 p.m.

8:00 PM - Public Hearing – Council Chambers
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The Planning Commission met in regular session with Chair Hungerford presiding.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner David Simons; Commissioner Larry Klein; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Gerri Caruso, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; Steve Lynch, Senior Planner; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of May 22, 2006.

ACTION: Comm. Sulser made a motion to approve the minutes of the Planning Commission meeting of May 22, 2006 as amended. Comm. Simons seconded. Motion carried unanimously, 5-0-1, with Vice Chair Fussell abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0400** – Application for a Design Review on a 9,300 square foot site to allow a new two story residence totaling 4,696 square feet where up to 4,050 square feet may be allowed without Planning Commission review. The property is located at **1446 Navarro Drive** (near Marion Wy) in an R-1 (Low Density Residential) Zoning District. (APN: 313-14-031) JM

ACTION: Comm. Klein made a motion on 2006-0400 to approve the Design Review with modified conditions: to add a Condition of Approval (COA) requiring the applicant work with staff to frost the bathroom window on the left side of the property to address privacy issues; to modify COA 4.A requiring the installation of two box size trees and that the non-street trees be large species native trees as appropriate for placement on the site; to modify COA 1.E to include language clarifying that the purpose of the condition is to reduce the view from that side of the balcony. Comm. Simons seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than June 27, 2006.

2. **2006-0069 – KB Home** [Applicant] **Anthony R Marques Trustee** [Owner]: Application for related proposals on a 3.6-acre site located at **1168 Aster Avenue** (near Lawrence Expressway) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-015) SL;

- Special Development Permit to allow 80 condominium units,
- Tentative Map to subdivide one lot into 80 condominium units and 12 common lots

ACTION: Comm. Babcock made a motion on 2006-0069 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with the revised Conditions of Approval (COAs) as provided by staff; to direct staff to work with the Calstone/Peninsula Building Supply owners to expedite the Variance application for this company to operate at the industrial noise level that they are currently operating under; to direct staff to reexplore the maximum amount of frontage that could be added to Aster Avenue; to direct staff to recommend that the City Council consider immediate steps regarding noise issues related to Industrial to Residential sites; to modify COA 9.G to include that the new trees installed “be large species native trees as appropriate for each tree’s placement on the site”; and to combine COA 15.C and D as they are duplicates. Comm. Simons seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than June 27, 2006.

3. **2005-1185 – The Olson Company** [Applicant] **WTJ & D Associates, Csaba W & Marta M Mester, Edward S & Anna S Brugge Trustee** [Owners]: Application for related proposals on a 145,600 square-foot site located at **698 East Taylor Avenue** (near Britton Avenue) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN’s: 205-30-023, 205-30-022, 205-30-024, and 205-30-003) SL

- Special Development Permit to allow 68 condominiums,
- Tentative Map to subdivide four lots into condominium lots.

ACTION: Comm. Sulser made a motion on 2005-1185 to adopt the Mitigated Negative Declaration and approve the Special Development Permit with modified conditions: to modify Condition of Approval (COA) 11.G to include that the new trees installed be large species native trees as appropriate for each tree’s placement on the site; to modify COA 14.A to read “All driveways shall attempt to be reduced ...”; to modify COA 1.K to read that “The existing telecommunication tower shall be removed prior to occupancy”; to include in COA 3.F that the three units that are tested acoustically are two units on East Taylor Avenue and one unit on East Arques Avenue. Comm. Simons seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than June 27, 2006.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said there have been several Council meetings since the last Planning Commission meeting, but there were no Planning items on the agendas. She said there are two upcoming items that Planning Commission has heard scheduled for the July 18, 2006 Council meeting. Both items are appeals of the Planning Commission's decisions for a request of a side-yard setback variance for 734 Ashbourne Drive and an appeal of a Use Permit for a long-term care and daycare for cats and dogs located at 170 North Wolfe Road.

Other Staff Oral Report

INFORMATION ONLY ITEMS

Comm. Simons said "Dinner at the Dump", a fundraiser for Sunnyvale Community Services, Leadership Sunnyvale, and the Rotary Club of Sunnyvale is scheduled for this Saturday at 5 p.m. at the transfer station. He said for tickets and more information to visit the website at www.dinnerAtTheDump.org

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer